

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3(c) to permit a left side yard setback of 6 feet in lieu of the required 10 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Practical difficulty is that there is no other area in which to add the addition required and as a result, the property can not be used for its intended purpose. There will be no harm to the public safety and general welfare and the spirit and intent of the zoning regulations will be adhered to if the variance is granted. And for such other and further reasons as will be presented at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

Name

Address

City and State

Phone No.

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IN RE: PETITION FOR ZONING VARIANCE  
SE/cor. of White Wood Court  
and Oak White Road  
(1 White Wood Court)  
11th Election District  
Sheridan J. Smith, et ux  
Petitioners  
BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-220-A

The Petitioners herein request a zoning variance to permit a left side yard setback of 6 feet in lieu of the required 10 feet.

At the onset of the hearing, Counsel for the Petitioners moved to amend the subject Petition to permit an "east" side yard setback of 6 feet in lieu of the required 10 feet. The motion was granted.

Testimony by the Petitioners indicated that the increased size of their family requires additional habitable space. They propose to construct a two-story, 14' x 19' addition to provide a family room and an additional bedroom. The addition could not be placed on the rear of the dwelling because of an enclosed 11' x 15' porch not shown on Petitioner's Exhibit 1, and could not be placed on the west side without a variance. If constructed as proposed, the addition will be aesthetically pleasing. There will be no problem from rain-water run-off. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 4th day of December 1986 that the herein request for a zoning variance to permit an "east" side yard setback of 6 feet in lieu of the required

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

December 4, 1986

John O. Hennegan, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Petition for Zoning Variance  
SE/cor. of White Wood Court  
and Oak White Road  
(1 White Wood Court)  
Sheridan J. Smith Property  
11th Election District  
Case No. 87-220-A

Dear Mr. Hennegan:

Enclosed please find a copy of the decision rendered on the above-referenced Petition. Your request for a zoning variance has been granted, subject to the restriction as noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung  
Deputy Zoning Commissioner

JMH:bjs

Attachments

cc: Mr. & Mrs. Sheridan J. Smith  
1 White Wood Court  
Baltimore, Maryland 21236

People's Counsel

PETITION FOR ZONING VARIANCE

11th Election District

Case No. 87-220-A

LOCATION: Southeast Corner of White Wood Court and Oak White Road  
(1 White Wood Court)

DATE AND TIME: Wednesday, December 3, 1986, at 9:45 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue,  
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a left side yard setback of 6 feet in lieu of the required 10 feet

Being the property of Sheridan J. Smith, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning on the south east side of White Wood Court 50 feet wide at the intersection of Oak White Road 50 feet wide. Being lot 23, block B, in the subdivision of the Village of White Oak. Book No. 46 folio 143, also known as 1 White Wood Court in the 11th election district.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
SE/Corner of White Wood Ct. & : OF BALTIMORE COUNTY  
Oak White Rd. (1 White Wood Ct.):  
11th District :  
SHERIDAN J. SMITH, et ux, : Case No. 87-220-A  
Petitioners :  
: : : : :  
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 12th day of November, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Sheridan J. Smith, 1 White Wood Ct., Baltimore, MD 21236, Petitioners.

Peter Max Zimmerman  
Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 13, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 13, 1986.

THE JEFFERSONIAN,

Sheridan J. Smith  
Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE  
11th Election District  
Case No. 87-220-A  
LOCATION: Southeast Corner of White Wood Court and Oak White Road (1 White Wood Court)  
DATE AND TIME: Wednesday, December 3, 1986, at 9:45 a.m.  
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Zoning Variance to permit a left side yard setback of 6 feet in lieu of the required 10 feet. Being the property of Sheridan J. Smith, et ux, as shown on plat plan filed with the Zoning Office.  
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
By Order Of  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County  
11/13/86 Nov 13, 1986

ORDER RECEIVED FOR FILING  
Date 12/14/86  
By Peter J. Zimmerman

ORDER RECEIVED FOR FILING  
Date 12/14/86  
By Peter J. Zimmerman

ORDER RECEIVED FOR FILING  
Date 12/14/86  
By Peter J. Zimmerman





BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

November 26, 1986

Mr. Sheridan J. Smith  
Mrs. Jane M. Smith  
1 White Wood Court  
Baltimore, Maryland 21236

RE: PETITION FOR ZONING VARIANCE  
SE/cor. of White Wood Ct. and Oak White Rd.  
(1 White Wood Ct.)  
11th Election District  
Sheridan J. Smith, et ux - Petitioners  
Case No. 87-220-A

Dear Mr. and Mrs. Smith:

This is to advise you that \$61.40 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the Treasurer, Baltimore County, Maryland.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 025732

DATE 12/3/86 ACCOUNT R-01-615-003

SIGN & POST RETURNED AMOUNT \$ 61.40

RECEIVED FROM Mr. Sheridan J. Smith, 1 White Wood Ct., Baltimore, Md. 21236

ADVERTISING & POSTING COSTS RE CASE #87-220-A

FOR B 8041\*\*\*\*\*61403 5034F

VALIDATION OR SIGNATURE OF CASHIER

Mr. Sheridan J. Smith  
Mrs. Jane M. Smith  
1 White Wood Court  
Baltimore, Maryland 21236

October 31, 1986

#### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
SE/cor. of White Wood Ct. and Oak White Rd.  
(1 White Wood Ct.)  
11th Election District  
Sheridan J. Smith, et ux - Petitioners  
Case No. 87-220-A

TIME: 9:45 a.m.

DATE: Wednesday, December 3, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 025982

DATE 9/10/86 ACCOUNT R-01-415-00

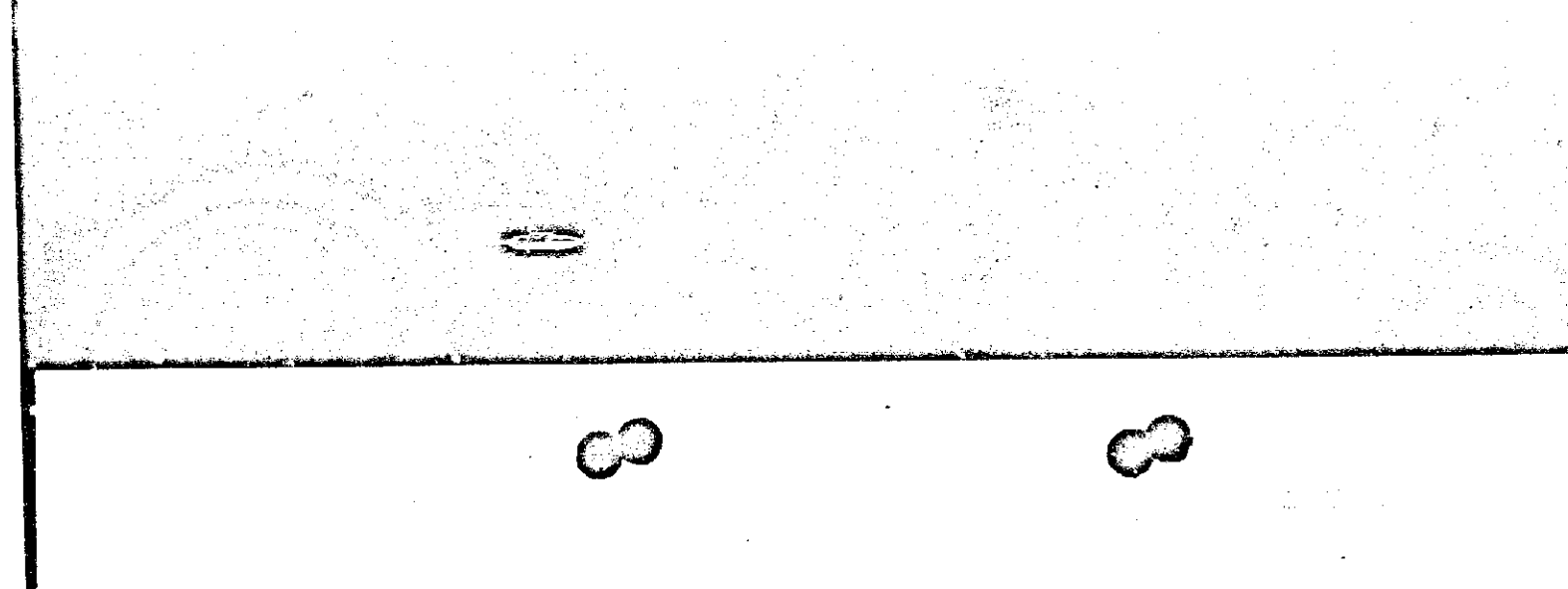
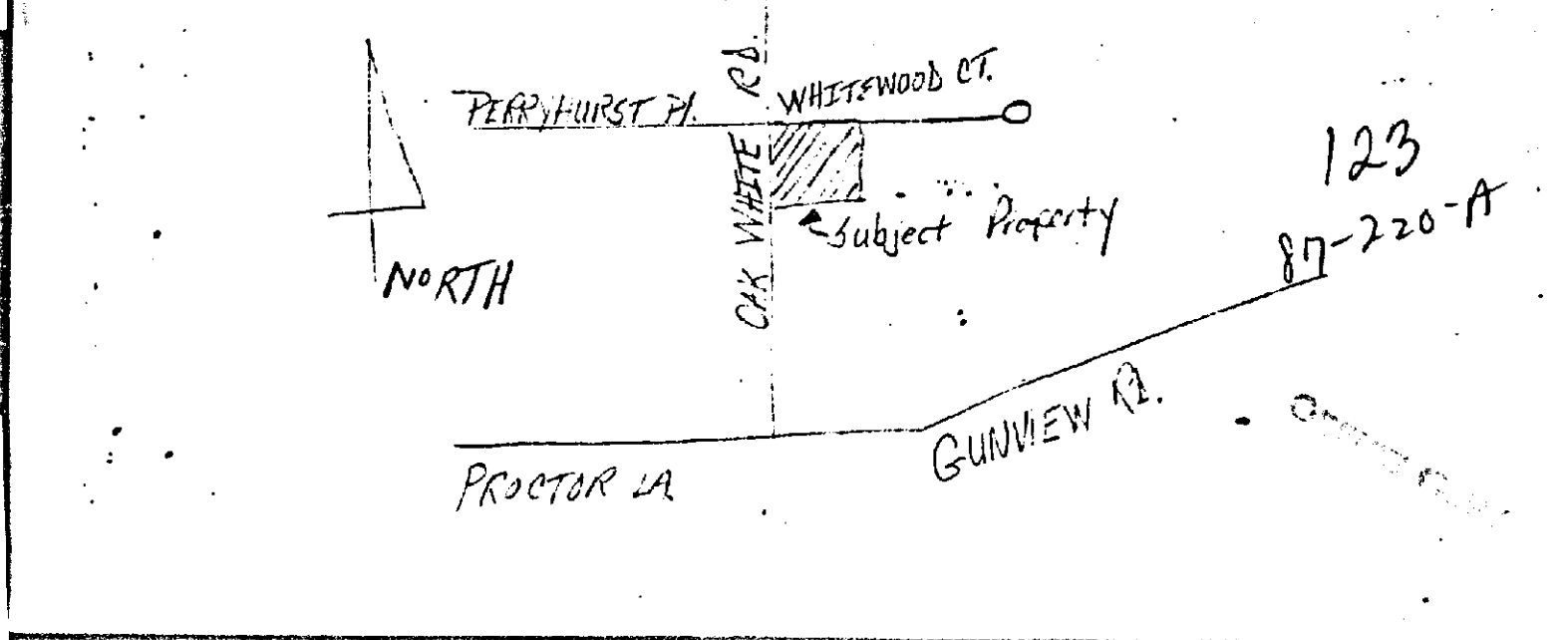
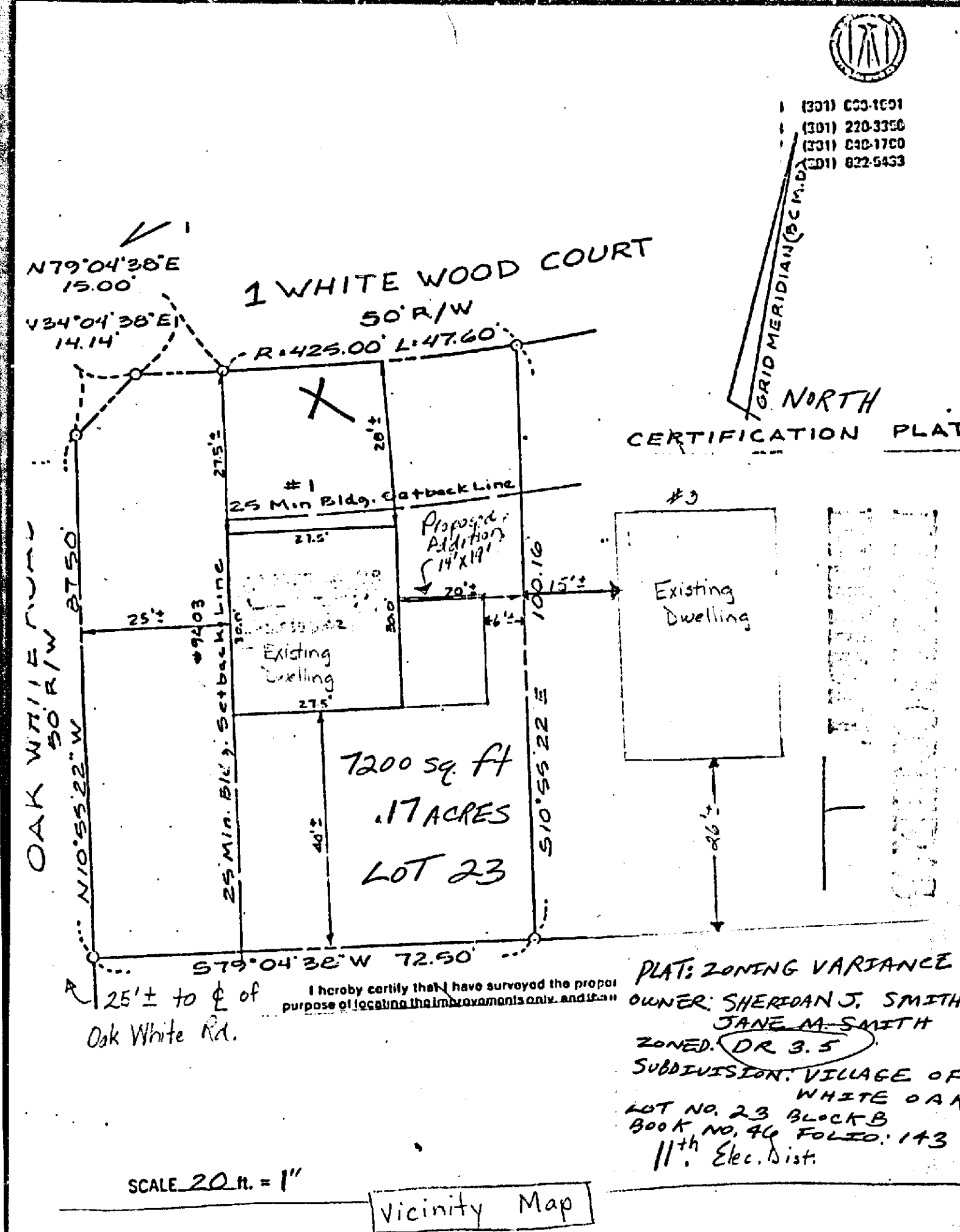
AMOUNT \$ 350.00

RECEIVED FROM Mr. Sheridan J. Smith, et ux

FOR ZONING VARIANCE

FOR B 8041\*\*\*\*\*35003 1198F

VALIDATION OR SIGNATURE OF CASHIER



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 11th Date of Posting 11/14/86

Posted for: Variance

Petitioner: Sheridan J. Smith, et ux

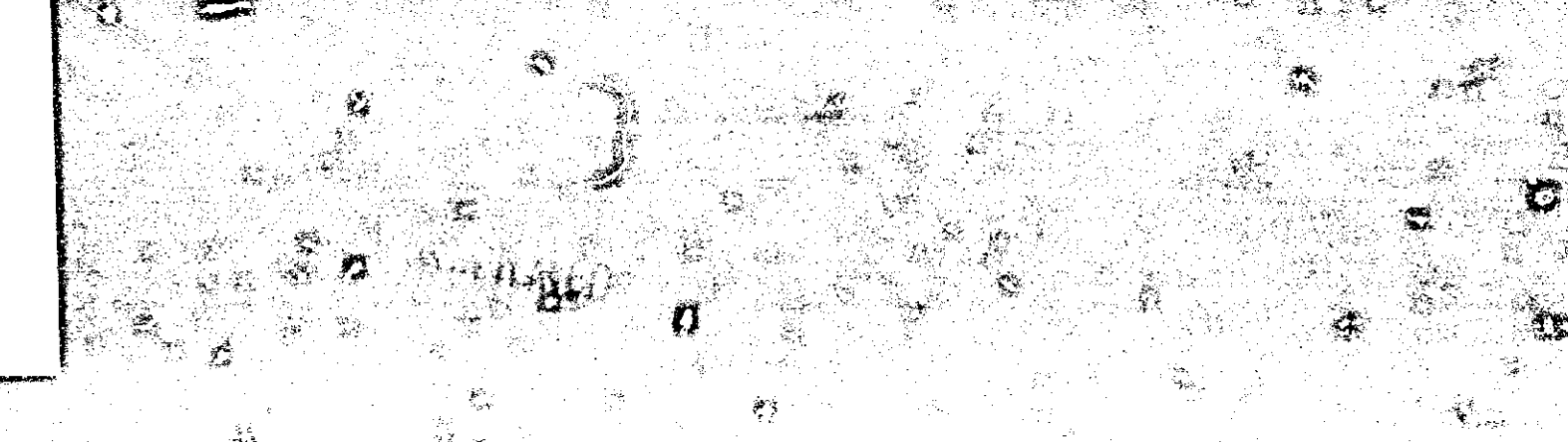
Location of property: SE/cor. of White Wood Ct. & Oak White Rd.

Location of Sign: Facing White Wood Ct. on road

Remarks: On property of R.H. Haver

Posted by: [Signature] Date of return: 11/14/86

Number of Signs: 1



#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date November 7, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 87-197-A, 87-198-A, 87-200-A, 87-202-A,  
87-203-A, 87-204-A, 87-214-A, 87-215-A,  
87-219-A, 87-220-A, 87-222-A and 87-223-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, AICP  
Director

NEG:JGH:sib

CPS-008

#### Petition for Zoning Variance

11th Election District  
LOCATION: Southeast Corner of White Wood Court and Oak White Road (1 White Wood Court).  
DATE & TIME: Wednesday, December 3, 1986, at 9:45 a.m.  
PUBLIC HEARING: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a zoning variance to permit a building on the property of Sheridan J. Smith, et ux, as shown on the plat filed with the Zoning Office.

In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, ascertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of  
Arnold Jablon  
Zoning Commissioner  
of Baltimore County

#### The Times

Middle River, Md., Nov 13 1986

This is to Certify, That the annexed

Petition

Reg. L 96978

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 13th day of

November, 1986

Diana Oddy Publisher.

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 15th day of October, 1986.

ARNOLD JABLON  
Zoning Commissioner

Petitioner: Sheridan J. Smith, et ux  
Attorney: [Signature]

Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 25, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. Sheridan J. Smith  
1 White Wood Court  
Baltimore, Maryland 21236

RE: Item No. 123 - Case No. 87-220-A  
Petitioners: Sheridan J. Smith, et ux  
Petition for Zoning Variance

Dear Mr. Smith:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

NOVEMBER 5, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 30, 1986  
Item # 123  
Property Owner: SHERIDAN J. SMITH, et al  
Location: SE/S of WHITE WOOD COURT AT THE INTERSECTION OF OAK WHITE RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by B111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by B111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Hoswell

David Fields, Acting Chief  
Current Planning and Development





BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

October 23, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 102, 116, 117, 118, 120, 121, (123) and 126.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

September 29, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson Maryland 21204

RE: Property Owner: Sheridan J. Smith, et ux

Location: SE/S of White Wood Ct. at the intersection of Oak White Road

Item No.: 123

Zoning Agenda: Meeting of 9/30/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_  
EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( X ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul H. Reincke* 9-29-86 Noted and Approved  
Planning Group  
Special Inspection Division

/mb



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204

October 14, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 123 Zoning Advisory Committee Meeting are as follows:

Property Owner: Sheridan J. Smith, et ux  
Locations: SE/S of White Wood Court at the intersection of Oak White Road  
Districts: 11th.

APPLICABLE ITEMS ARE CIRCLED:

- ( A ) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- ( B ) A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_, \_\_\_\_\_, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_, or to Mixed Use \_\_\_\_\_. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments:
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

*Charles E. Burnham*  
BY: C. E. Burnham, Chief  
Building Plans Review

L/22/86